

**ZONING ADMINISTRATOR AGENDA
FEBRUARY 5, 2015
300 N. FLOWER STREET
CONFERENCE ROOM B-10
1:30 PM**

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

A limited number of staff reports are available at the hearing.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

Any member of the public may ask the Zoning Administrator to be heard on the following public hearings, as those are called.

- I Call to Order**
- II. Approval of Minutes**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA140052- APPLICANT – STEVE & STACEY HOLDER (PROPERTY OWNERS), SCOTT LAIDLAW, AGENT (AGENT) - LOCATION- 1113 EMERALD BAY, LAGUNA BEACH, DISTRICT 5

Review Planning Application PA140052 for a Variance to reduce the rear yard setback to 5 feet instead of the required 25 feet and a Use Permit for a 6 foot high site wall that extends into the rear yard setback and for a 5 foot high wood (pool) fence that extends into the front yard setback, subject to the attached Findings and Conditions of Approval. The project is Categorical Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt (Class 1 – Existing Facilities, and Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines; and,
- 3) Withdraw Planning Application PA140052 for a rear yard setback Variance and a Use Permit to allow fence encroachments into the required front and rear yard setback, based on subsequent findings that relieve the project from a discretionary action that requires a public hearing.

ITEM #2 PUBLIC HEARING – PA140006 - APPLICANT – FIG WASHINGTON SQUARE LLC, MR. JOHN FAIRBROTHER (AGENT) - LOCATION- 10972 JEAN STREET, ANAHEIM, DISTRICT- 4

Review Planning Application PA140006 for a Use Permit to establish a remnant-building site as legal building site to allow for the development of a new single family dwelling on a vacant lot. The project is Categorical Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt Classes 1 and 3 from the provisions of CEQA; and,
- 3) Approve Planning Application PA140006 for Use Permit to establish remainder of building site acquired for public use as legal building site, subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – USE PERMIT PA100010 – APPLICANT / OWNER
– BAHRAM KASRAVI – LOCATION – 1812 SIRRINE DRIVE, WITHIN
THE COWAN HEIGHTS UNINCORPORATED AREA - DISTRICT -3**

Review and consider proposed Use Permit to legalize existing over-height retaining walls within the front-yard and side-yard setback areas. The project is Categorically Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorically Exempt, Classes 1 – Existing Facilities and 3 – New Construction, from further CEQA documentation; and
- 3) Approve Planning Application PA140010 for a Use Permit to legalize existing over-height retaining walls within the front-yard setback areas, subject to recommended Findings and Conditions of Approval.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator provided that NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Zoning Administrator.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for February 19, 2015.